

## \$599,900 - 11112/11116 116 Street, Edmonton

MLS® #E4426851

**\$599,900**

2 Bedroom, 4.00 Bathroom, 1,576 sqft

Single Family on 0.00 Acres

Prince Rupert, Edmonton, AB

4PLEX!!!! Calling all investors!!! Now is the time to invest in Edmonton in this well located 4plex close to downtown on a RS zoned 754 sq m2 lot. The upper units have 2 bed 1 bath and the lower units are 1 bed 1 bath. This property has had some upgrades over the years including new shingles (last year), HWT, one new furnace, weeping tile and sump (approx 10 years ago), some windows, and various renovations to each unit. The property also features a double heated garage and plenty of parking out back. This amazing starter investment property is close to GMAC and NAIT, blocks from downtown and a short drive to the Royal Alex. Rent it out, live in it, or use the income as a holding property until you want to redevelop.

Built in 1954

### Essential Information

MLS® #	E4426851
Price	\$599,900
Bedrooms	2
Bathrooms	4.00
Full Baths	4
Square Footage	1,576
Acres	0.00
Year Built	1954



Type	Single Family
Sub-Type	4PLEX
Style	Bungalow
Status	Active

### **Community Information**

Address	11112/11116 116 Street
Area	Edmonton
Subdivision	Prince Rupert
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2V6

### **Amenities**

Amenities	Front Porch
Parking	Double Garage Detached, Heated

### **Interior**

Appliances	Garage Opener, Refrigerator, Stove-Electric, See Remarks, Dryer-Two, Washers-Two, Garage Heater
Heating	Forced Air-2, Natural Gas
Fireplaces	Corner
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Flat Site, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	41

## Zoning

## Zone 08

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 11:18am MDT